046.0	0004	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	861,900 / 861,900
					USE VALUE:	861,900 / 861,900
					ASSESSED:	861,900 / 861,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		LEWIS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LARSON NOBLE G JR
Owner 2:	
Owner 3:	
Street 1:	15 LEWIS AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .206 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1852, having primarily Clapboard Exterior and 1688 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8988.000	305,900	4,300	551,700	861,900
Total Card	0.206	305,900	4,300	551,700	861,900
Total Parcel	0.206	305,900	4,300	551,700	861,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.60 | /Parcel: 510.60

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 046.0-0004-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	305,900	4300	8,988.	551,700	861,900		Year end	12/23/2021
2021	101	FV	296,500	4300	8,988.	551,700	852,500		Year End Roll	12/10/2020
2020	101	FV	296,500	4300	8,988.	551,700	852,500	852,500	Year End Roll	12/18/2019
2019	101	FV	236,600	4300	8,988.	586,200	827,100	827,100	Year End Roll	1/3/2019
2018	101	FV	236,600	4300	8,988.	427,600	668,500	668,500	Year End Roll	12/20/2017
2017	101	FV	236,600	4300	8,988.	372,400	613,300	613,300	Year End Roll	1/3/2017
2016	101	FV	236,600	4300	8,988.	317,200	558,100	558,100	Year End	1/4/2016
2015	101	FV	230,800	4300	8,988.	310,300	545,400	545,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3927

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13770-389		8/1/1979		47,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/1997	488		5,000					DEMO GARAGE/ADD NE

ACTIVITY INFORMATION

Date	Result	By	Name
11/28/2018	MEAS&NOTICE	CC	Chris C
4/16/2009	Entry Denied	372	PATRIOT
6/6/2000	Inspected	264	PATRIOT
3/7/2000	Measured	263	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8988		Sq. Ft.	Site		0	80.	0.77	1									551,712						551,700	

USER DEFINED

User Acct	32921
GIS Ref	
GIS Ref	
Insp Date	11/28/18
!3927!	

PRINT

Date	Time
12/29/21	23:47:50

LAST REV

Date	Time
04/25/19	16:14:30
apro	

Prior Id # 1:	32921
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.20634	Total SF/SM:	8988	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	
Total:	551,712	Spl Credit		Total:	551,700				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1852	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth	1	Rating:	Average
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27203798
Const Adj.:	0.99989998
Adj $ / SQ:	165.348
Other Features:	80093
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415637
Depreciation:	109728
Depreciated Total:	305909

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

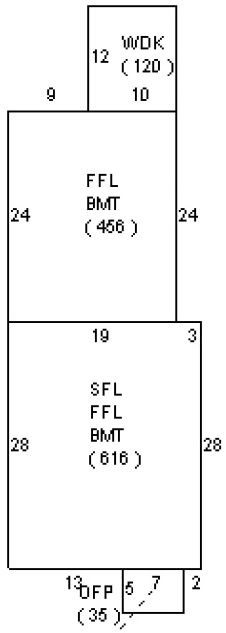
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	165.35
Special Features:	0	Val/Su Net:	104.94
Final Total:	305900	Val/Su SzAd	181.22

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,072	49.600	53,176
FFL	First Floor	1,072	165.350	177,253
SFL	Second Floor	616	165.350	101,855
WDK	Deck	120	14.330	1,720
OFP	Open Porch	35	44.000	1,540

Net Sketched Area:	2,915	Total:	335,544
Size Ad	1688	Gross Area	2915	FinArea	1688
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X24	A	AV	1915	23.01	T	40	101			4,300			4,300
2	Frame Shed	D	Y	1	6X12	A	AV	2000	0.00	T	15.2	101						

PARCEL ID

046.0-0004-0020.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300